Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7/31-33 MYOLA STREET CARRUM VIC 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,500	Property type	Unit	Suburb	Carrum
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 LEXINGTON PLACE CARRUM VIC 3197	$680,000	07-Apr-25
3/35-37 CANBERRA STREET PATTERSON LAKES VIC 3197	$665,500	05-Jul-25
3/260 MCLEOD ROAD PATTERSON LAKES VIC 3197	$662,000	02-Feb-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 July 2025

OBrien Real Estate

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7 LEXINGTON PLACE CARRUM VIC 3197

2 1 1

Sold Price **$680,000** Sold Date **07-Apr-25**

Distance **0.29km**



3/35-37 CANBERRA STREET PATTERSON LAKES VIC 3197

2 1 1

Sold Price RS **$665,500** Sold Date **05-Jul-25**

Distance **0.14km**



3/260 MCLEOD ROAD PATTERSON LAKES VIC 3197

2 1 1

Sold Price **$662,000** Sold Date **02-Feb-25**

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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